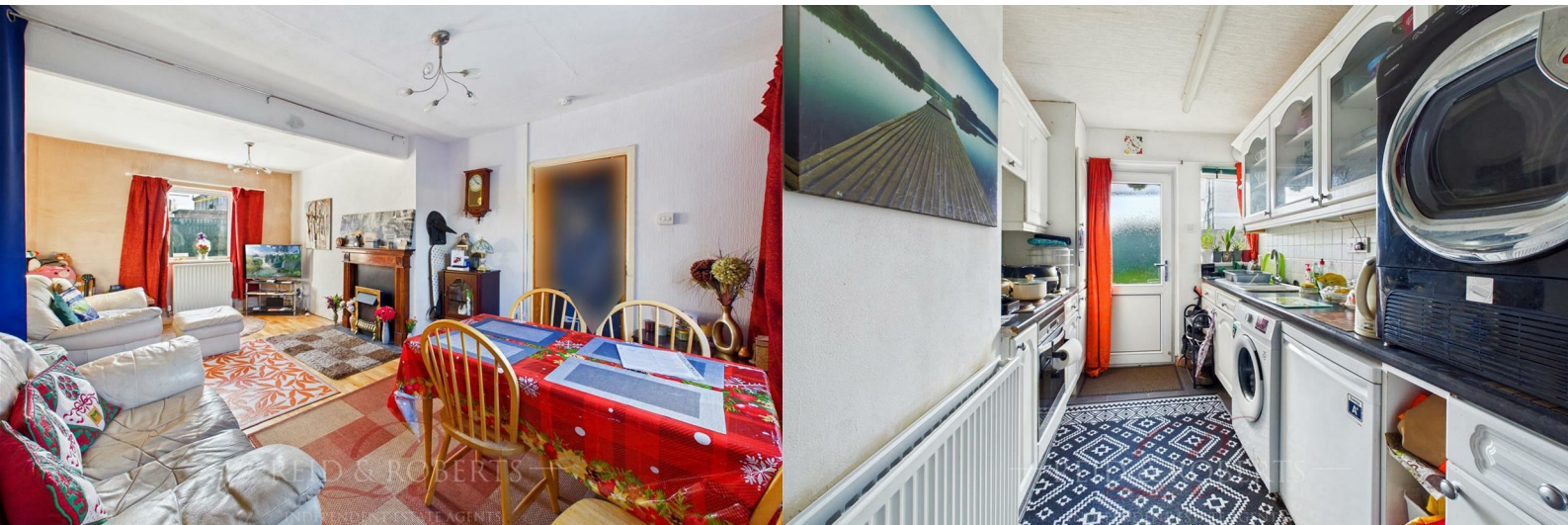




150 Gwenfro

Wrexham, LL13 8TR

Offers Around £105,000



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To The Front

The property is approached via a gate leading to a path, with a lawned area providing an attractive frontage and access to the UPVC entrance door.

Entrance Hallway

5'10" x 7'2" (1.78 x 2.19m)

A hallway with carpeted flooring, single panelled radiator, and useful under-stairs storage. Carpeted stairs rise to the first-floor accommodation, with doors leading to the living/dining room and kitchen.

Living Room

10'7" x 19'3" (3.23 x 5.88m)

A bright and versatile space featuring wood-effect laminated flooring and an electric fire with wood surround. There are two ceiling light points, UPVC double-glazed windows to the front and rear elevations, and two double panelled radiators. The room offers ample space for a dining table and seating.

Kitchen

7'8" x 11'11" (2.34 x 3.65m)

A galley-style kitchen fitted with a range of wall and base units. There is an integrated oven with four-ring gas hob and extractor hood, a 1.5 bowl composite sink with mixer tap, and space for a washing machine and fridge. Additional features include vinyl flooring, double panelled radiator, ceiling light point, and a UPVC door giving access to the rear garden.

First Floor Accommodation

6'1" x 6'7" (1.87 x 2.03m)

Carpeted flooring, single panelled radiator, and ceiling light point. Doors lead off to three bedrooms and the family bathroom, with loft access also available.

Bedroom One

10'2" x 11'10" (3.10 x 3.62m)

A generous double bedroom with carpeted flooring, double panelled radiator, UPVC double-glazed window to the front elevation, and ceiling light point.

Bedroom Two

8'6" x 7'10" (2.61 x 2.39m)

A double bedroom with carpeted flooring, double panelled radiator, UPVC double-glazed window to the front elevation, and ceiling light point.

Bedroom Three

8'8" x 7'3" (2.66 x 2.22m)

A bedroom with carpeted flooring, double panelled radiator, UPVC double-glazed window to the rear elevation, ceiling light point, and access to a storage cupboard.

Family Bathroom

8'2" x 4'7" (2.49 x 1.41m)

A family bathroom with vinyl flooring and fully tiled walls. Features include a panelled bath with shower screen and handheld shower attachment, wash hand basin with separate hot and cold taps, low-flush WC, double panelled radiator, and UPVC double-glazed frosted window to the rear elevation.

To The Rear

The property benefits from a lawned garden and patio area, with a shed providing additional storage.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Tel: 01978 353000

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate,

are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Services.

The agents have not tested the appliances listed in the particulars.

Loans.

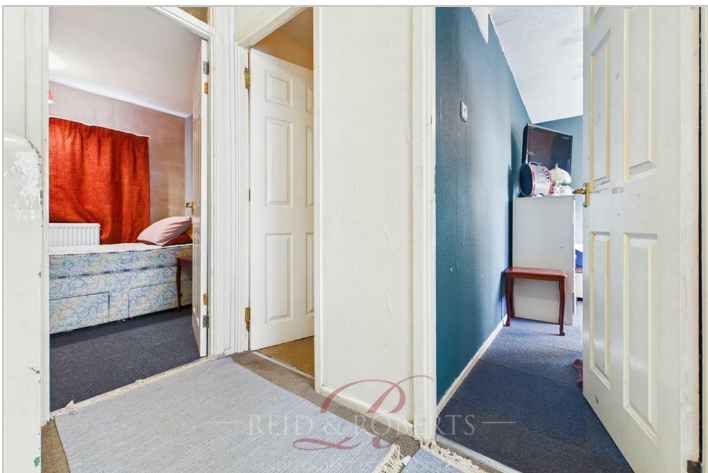
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



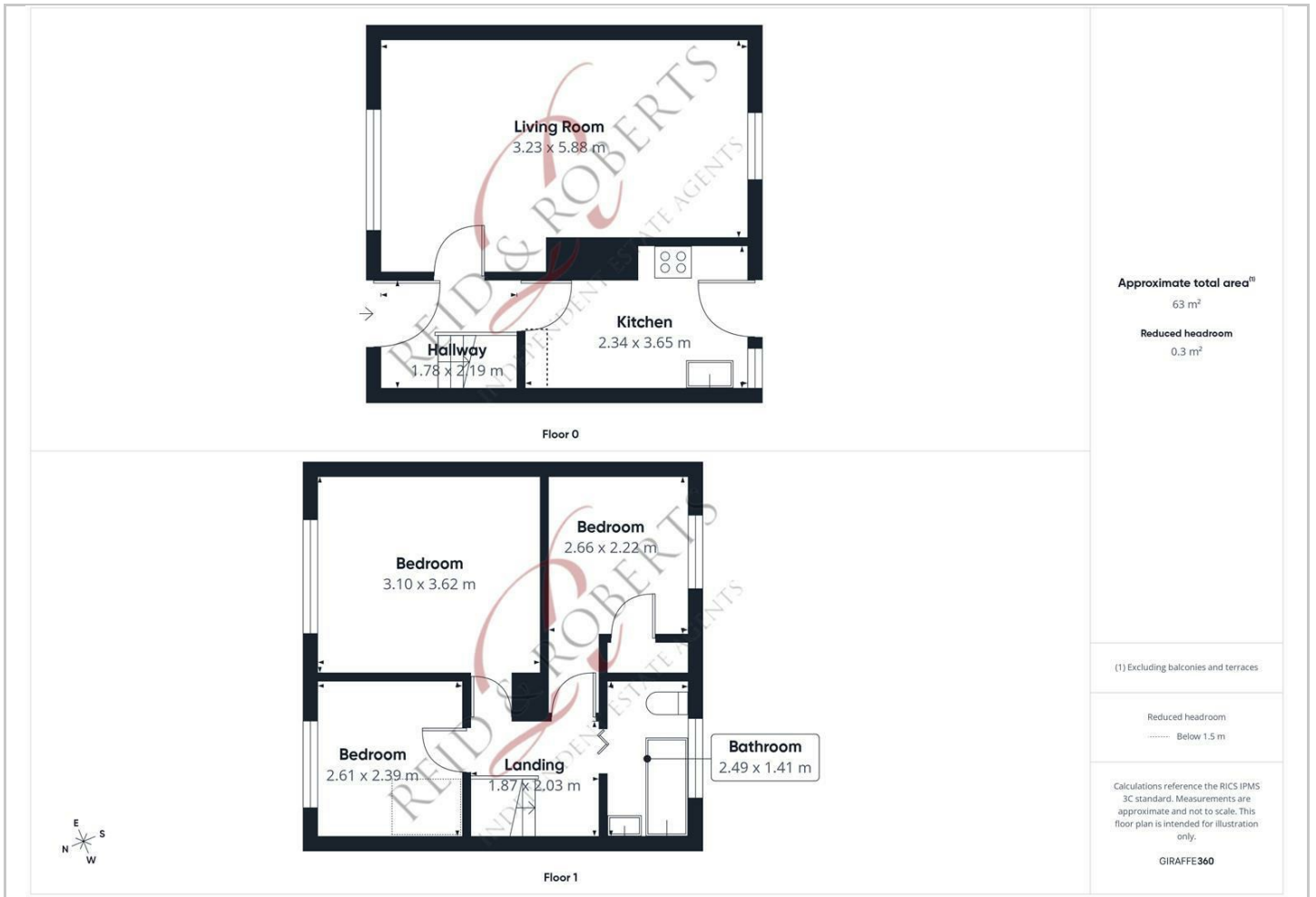
Hybrid Map



Terrain Map



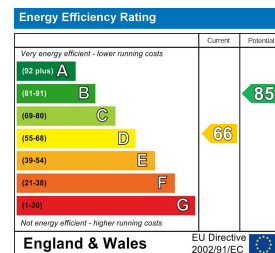
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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